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Section 4.2 – Additional Residential Units			
Section	Existing Provision in Zoning By-law 20/2010	Proposed Provision	Rationale
S.4.2.1.1	General Provisions		
	A maximum of two (2) bedrooms shall be permitted in an additional residential unit.	A maximum of three (3) bedrooms shall be permitted in an additional residential unit.	An increased bedroom count permission would allow more people to live within ARU developments. This proposed provision coincides with other proposed amendments (i.e. permitted gross floor area, lot coverage and height).
	New provision	Notwithstanding Table 4.1 and 4.2, the maximum lot coverage for any accessory buildings and structures may be 15% of the lot area for Urban Residential Zones and 10% of the lot area for Countryside and Residential Zones if an accessory structure contains an additional residential unit.	An increased lot coverage permission may enact other proposed development amendments (i.e. permitted bedroom counts and gross floor area). Notwithstanding this proposed provision, if the applicable zone of a lot has a maximum lot coverage provision, this maximum lot coverage permission would prevail, thereby limiting the lot coverage of an ARU, where appropriate.
	New provision	An Additional Residential Unit may be permitted on a lot where a municipal water supply system and/or municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Municipality that the applicable provisions of the Ontario Building Code are met.	This provision is intended to be read in conjunction with Section 4.2.1.1.2 which requires ARU development to be connected to the same well servicing the existing Primary Dwelling in the RESV2, RESR, and RESE Zones. The intent of this provision is to allow for alternative servicing options that comply with the Ontario Building Code when there are existing restrictions that may prevent/impair the

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			ability to connect to a well servicing the Primary Dwelling.
	New Provision	An Additional Residential Unit may be permitted on a lot where a municipal water supply system and/or municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Municipality that the applicable provisions of the Ontario Building Code are met.	This provision is intended to be read in conjunction with Section 4.2.1.1.3 which requires ARU development to be connected to the same well servicing the existing Primary Dwelling in the RU and A Zones. The intent of this provision is to allow for alternative servicing options that comply with the Ontario Building Code when there are existing restrictions that may prevent/impair the ability to connect to a well servicing the Primary Dwelling.
S.4.2.1.2	Additional Residential Units Within the Same Building as the Primary Dwelling Unit on the Lot		
	The maximum gross floor area of the additional residential unit(s) may not singularly or cumulatively exceed 50% the gross floor area of the primary dwelling unit. Notwithstanding the above, if an additional residential units is located in the basement, such additional residential unit may occupy the entire basement. In no case shall more than one (1) additional residential unit be located in a basement.	The maximum gross floor area of an additional residential unit(s) may not singularly exceed 50% of the gross floor area of the primary dwelling unit. Notwithstanding the above, if additional residential unit(s) are located in the basement, such additional residential unit(s) may occupy the entire basement.	The intent of this provision is to allow for increased gross floor area which may enact the proposed increased bedroom count, lot coverage, and height provisions. Removing the word “accumulatively” allows for two ARUs to be up to 50% of the GFA of the Primary Dwelling. Additionally, this provision would allow for permitting two (2) ARUs within a basement, subject to compliance with the Ontario Building Code.
S.4.2.1.3	Additional Residential Unit in a Detached Accessory Building in any Residential Zone		
	The maximum gross floor area of the additional residential unit within a detached accessory building shall not exceed 50% of the gross floor area of the primary dwelling unit but in no case	The maximum gross floor area of the additional residential unit within a detached accessory building shall not exceed the greater of the gross floor area of	The intent of this provision is to allow for increased gross floor area which may enact the proposed increased bedroom count, lot coverage, and height provisions.

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	can occupy more than 50% of the rear yard and have a floor area that is greater than 70 m2.	the primary dwelling unit or 70 m2, but in no case can occupy more than 50% of the rear yard. Notwithstanding the above, an additional residential unit may occupy more than 50 percent of a rear yard, subject to the total lot coverage not exceeding 45% of the lot.	Allowing for the greater of the existing GFA of the Primary Dwelling or 70 m2 provides an equitable approach to Primary Dwellings that are less than 70 m2. Further, allowing an ARU to exceed the permitted 50 percent of the rear yard, subject to not exceeding a lot coverage of 45%, is consistent with the Province’s Additional Residential Unit provisions, as enacted through O. Reg. 462.24.
	An accessory building containing an additional residential unit shall not exceed the height of the principal building or five metres, whichever is less.	Notwithstanding Table 4.1 , an accessory building containing an additional residential unit shall not exceed the height of the principal building or 7.5 metres, whichever is less.	The intent of this provision is to allow for a greater height for ARUs in detached accessory structures which may enact increased bedroom count and GFA permissions. The increase of 2.5 metres for ARUs in detached accessory structures may allow for a second floor, where appropriate. This would only be permitted when the Primary Dwelling’s height is equal to or greater than 7.5 metres, therefore maintaining appropriate massing and secondary character as it relates to the Primary Dwelling.
	New Provision	Accessory structures with additional residential units that exceed 5 metres shall apply the required yard setback of the primary dwelling of the applicable zone.	The intent of the provision is to maintain appropriate setbacks for ARUs that exceed 5 metres in height. This would ensure adequate privacy and appropriate building configurations which would vary based on the applicable Zone. For example, currently a 1.2 metre interior sideyard setback is required for ARUs within the RESR Zone.

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S.4.2.1.4	Additional Residential Unit in a Detached Accessory Building in all other zones where permitted except in any Residential Zone		
	The maximum gross floor area of the additional residential unit within a detached accessory building shall not exceed 50% of the gross floor area of the primary dwelling unit but in no case can be larger than 80 m².	The maximum gross floor area of the additional residential unit within a detached accessory building shall not exceed the greater of the gross floor area of Primary Dwelling Unit or 80 m2.	The intent of this provision is to allow for increased gross floor area which may enact the proposed increased bedroom count, lot coverage, and height provisions. Through allowing for the greater of the existing GFA of the Primary Dwelling or 80 m2, this provision provides an equitable approach to Primary Dwellings that are less than 80 m2.
	An accessory building containing an additional residential unit shall not exceed the height of the principal building or 5 metres, whichever is less.	Notwithstanding Table 4.2 of this By-law, where a secondary dwelling unit is within an accessory structure, the maximum height of that accessory structure shall be 9.0 metres.	The intent of this provision is to permit ARUs in detached accessory structures that may be used for agricultural or agricultural related purposes. Given that detached accessory structures that exceed 5 metres in height may benefit agricultural operations, this permission would allow ARUs to exist in those structures, subject to compliance with the Ontario Building Code. Note that there is no current height limit existing for detached accessory structures intended for agricultural purposes.

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Section 4 – General Provisions			
Provision	Existing Provision in the Zoning By-law 20/2010	Proposed Provision	Rationale
S. 4.40	New provision.	Tiny Houses, Modular Homes and other similar innovative housing technologies that result in the construction of a dwelling unit shall be permitted as a Primary Dwelling or Additional Residential Unit and shall comply with the provisions of the Ontario Building Code. All Tiny Houses, Modular Homes and other similar innovative housing technologies shall comply with all provisions applicable to: i) The Primary Dwelling in the Urban Residential Zones, Residential Zones and Countryside Zones, as applicable; or ii) The accessory structure for additional residential units of Urban Residential Zones, Residential Zones, and Countryside Zones, as applicable; and iii) The provisions of Section 4 (General Provisions) of this by-law.	The intent of this provision is to allow for Tiny Houses, Modular Homes and other similar innovative housing technologies to be permitted as-of-right as a Primary Dwelling or Additional Residential unit, where such uses are permitted (i.e. a single detached dwelling, semi-detached, etc.). Furthermore, applying the provisions of the Primary Dwelling Unit and/or accessory structure will ensure appropriate siting, massing, and character of innovative housing technologies, as established through existing zoning provisions.

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Section 5 - Table 5.1 - Parking		
Existing Provision in the Zoning By-law 20/2010	Proposed Provision	Rationale
1 space for the first additional residential unit on a lot subject to Section 4.2.1.1 j), with 0 spaces required for the second additional residential unit, where permitted	Where less than two (2) parking spaces are provided on a lot, one (1) parking space is required for the first additional residential unit. Where two (2) parking spaces are provided on the lot, no additional parking spaces are required for the first or second additional residential unit.	The intent of this provision is to reduce parking rate requirements for additional residential units thereby more easily permitting ARUs on constrained lots (e.g. insufficient lot frontage and/or lot area). This provision would allow for ARU development assuming that two (2) parking spaces may be sufficient for up to three (3) dwelling units in some housing scenarios. For example, this provision considers that residents of an ARU may not require a motor vehicle, or scenarios where sharing motor vehicle(s) across dwelling units may be favorable.